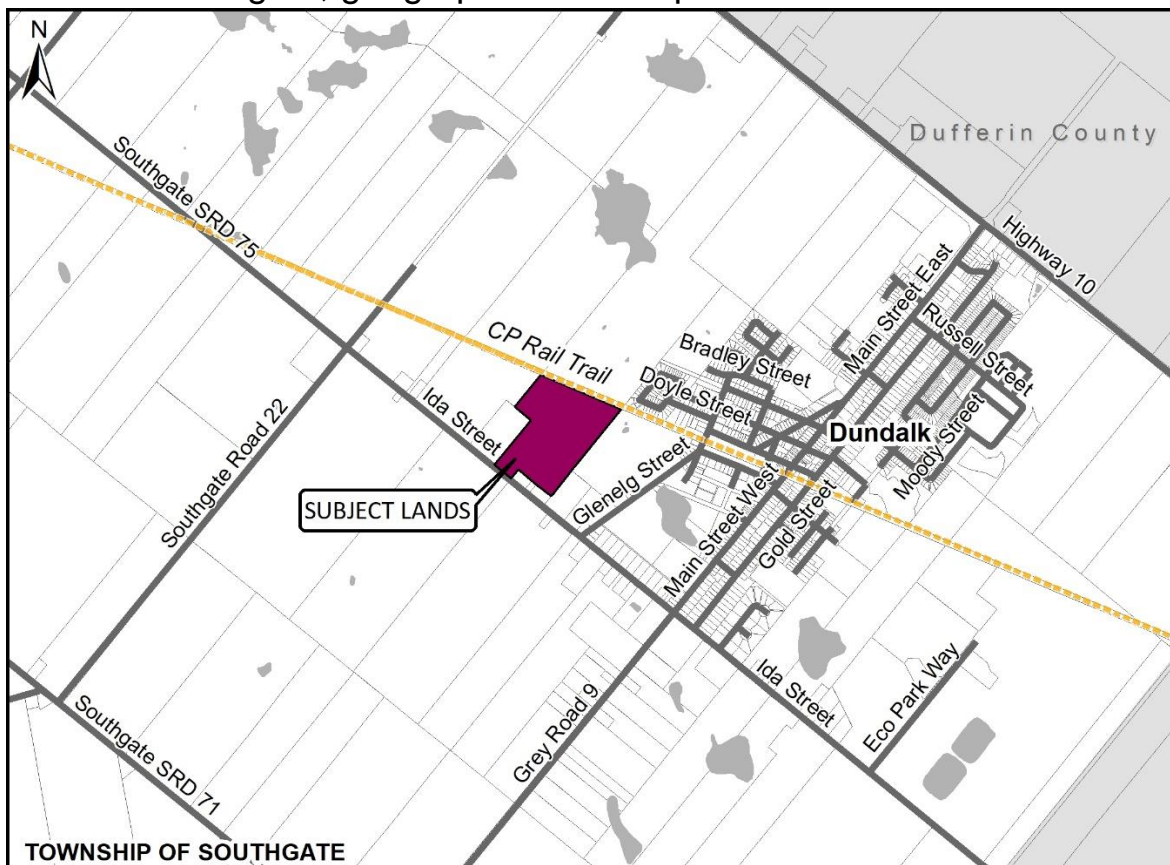


## NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

**January 27<sup>th</sup>, 2021 at 1pm via Electronic Meeting**

**WHAT:** The County and Township are seeking input on development applications within 120 metres of your property that would redesignate the subject lands in order to create a total of 155 residential units (83 single detached units, 66 townhouses, 6 partial lots).

**SITE:** Part of Lots 225 and 226, Concession 2 SWTSR, Township of Southgate, geographic Township of Proton



### Electronic Access Information for Public Meeting:

Please join the meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/442563645>

You can also dial in using your phone.

Canada: +1 (647) 497-9373 **Access Code:** 442-563-645 #

**NOTE:** If you wish to speak at the meeting, please register in advance by contacting the Acting Clerk, Lindsey Green using the contact information below:

[lgreen@southgate.ca](mailto:lgreen@southgate.ca) or 519-923-2110 ext. 230

The meeting will be recorded and uploaded to the Township YouTube Channel:

<https://www.youtube.com/user/SouthgateTownship> and linked on the County website.

### How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

### How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

**Randy Scherzer (Grey County Planner)**

**Clint Stredwick (Township Planner)**



County of Grey Planning Department  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3

Township of Southgate  
185667 Grey Road 9,  
Dundalk, ON, N0C 1B0



[randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

[cstredwick@southgate.ca](mailto:cstredwick@southgate.ca)



519-372-0219 ext. 1237

519-923-2110 ext. 235

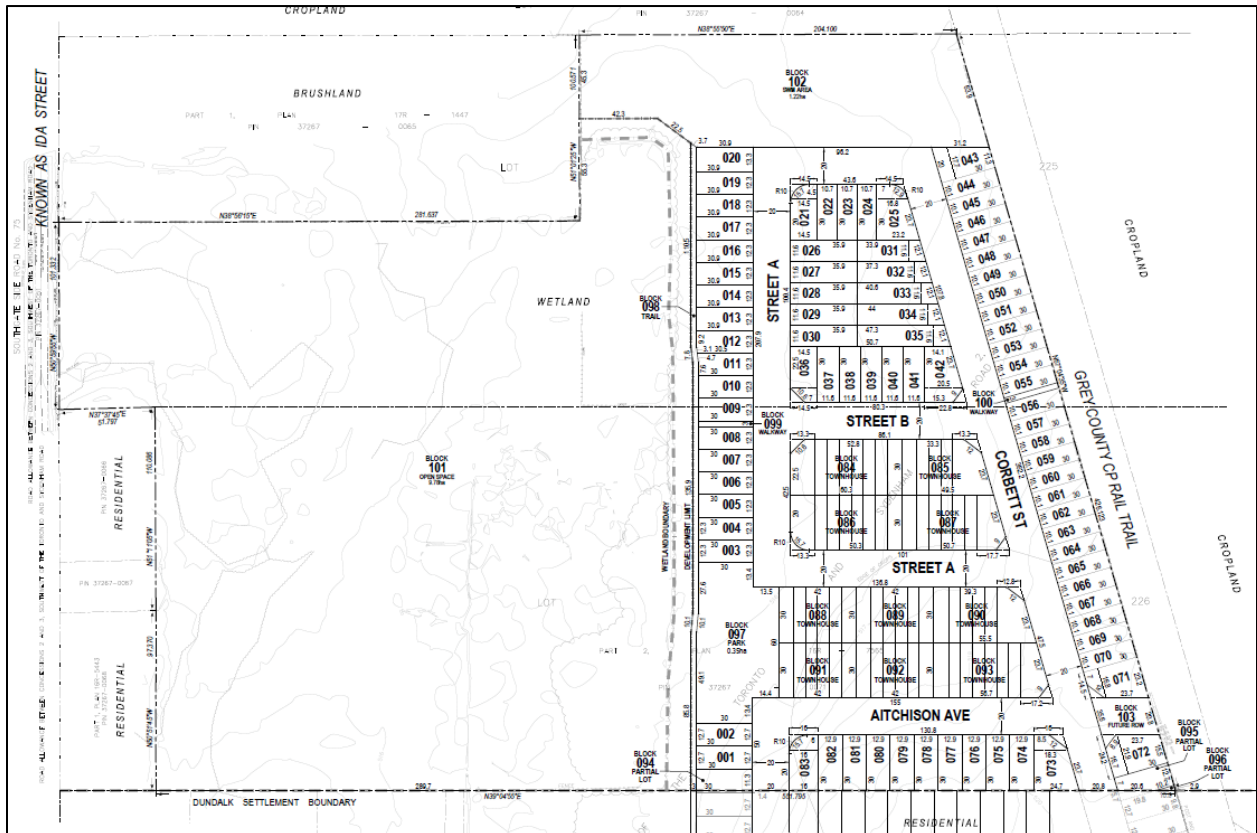
**Request for information**

For information on the plan of subdivision application visit <https://www.grey.ca/planning-development/planning-applications/opa-6-and-southgate-meadows-phase-2-subdivision>

For all supporting studies, reports for the proposed zoning by-law application visit <https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#C21-20-Southgate-Meadows-Inc-Glenelg-Phase-2>

**What is being proposed through the applications?**

The County has received a county official plan amendment application (County OPA 6) and a plan of subdivision application known as the Southgate Meadows Glenelg Phase 2 (County file number 42T-2020-09) that proposes to create a total of 155 residential units comprising of 83 single detached units, 66 townhouse units and 6 partial lots on the subject lands. The site is proposed to gain access through the draft approved plan of subdivision – Southgate Meadows Phase 1 (42T-2018-12) from Corbett Street and Aitchison Avenue. Further internal roads are proposed to be constructed to provide access to the proposed lots. The proposed lots would be serviced by municipal water and sewer services.



The effect of the proposed County Official Plan Amendment would be to redesignate the subject lands from Rural and Hazard Lands to Primary Settlement Area and Hazard Lands to permit the proposed development. A comprehensive review report has been submitted to justify the proposed expansion to the settlement area of Dundalk.

The effect of the proposed Southgate Official Plan Amendment would be to redesignate the subject lands from the Rural and Hazard Lands designations to the Neighbourhood Area and Hazard Lands designations to permit the proposed development.

The effect of the zoning by-law amendment application (C21-20) is to rezone the subject lands from Restricted Rural (A2) zone and Environmental Protection (EP) zones to the Residential Type 1 with exceptions zone (R1-378-h), Residential Type 3 with exceptions zone (R3-379-h), Open Space zone (OS) and Environmental Protection zone (EP).

### **What can I expect at the Virtual Public Meeting?**

The public meeting is an opportunity for members of the public to learn more about the proposed development. For those that connect, you will have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements (if pre-registered with the Township Clerk) either in favour of, or in opposition to the development. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

### **Why is this Public Meeting being held and what are your rights?**

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed County official plan amendment, Township official plan amendment, zoning by-law amendment or plan of subdivision.
2. If a *person* or public body would otherwise have an ability to appeal the decisions of the Township of Southgate or the County of Grey to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Township of Southgate before the zoning by-law amendment is approved or refused, or to the County of Grey before the County official plan amendment, Township official plan amendment or plan of subdivision is approved or refused, the person or public body is not entitled to appeal the decisions.
3. If a *person* or public body does not make oral submissions at a public meeting or make written submissions to the Township of Southgate before the zoning by-law amendment is approved or refused, or to the County of Grey before the County official plan amendment, Township official plan amendment, or plan of subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Township of Southgate in respect to the approval or refusal of the zoning by-law amendment, or the County of Grey in respect to the approval or refusal of the County official plan amendment, Township official plan amendment, or plan of subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application C21-20 for the zoning by-law amendment when directing comments to the Township and County OPA 6 for the County official plan amendment, Township Official Plan Amendment, or plan of subdivision application 42T-2020-09 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Township staff, who would be happy to answer any questions on the matter.

\*Notwithstanding the above, only a 'person' listed in subsection 51(48.3) of the Planning Act may appeal the decision of the County of Grey to the Local Planning Appeal Tribunal (LPAT) as it relates to the proposed plan of subdivision. Below is the prescribed list of 'persons' eligible to appeal a decision of the County of Grey related to the proposed plan of subdivision as per subsection 51(48.3) of the Planning



Act. These are recent changes that have been made to the Planning Act by the province. A link to the revised Planning Act can be found here - <https://www.ontario.ca/laws/statute/90p13>. For more information about these recent changes, please visit the LPAT website or contact LPAT - <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

The prescribed list of 'persons' eligible to appeal a decision of the County on the proposed plan of subdivision as per subsection 51(48.3) of the Planning Act is as follows:

1. A corporation operating an electric utility in the local municipality or planning area to which the plan of subdivision would apply.
2. Ontario Power Generation Inc.
3. Hydro One Inc.
4. A company operating a natural gas utility in the local municipality or planning area to which the plan of subdivision would apply.
5. A company operating an oil or natural gas pipeline in the local municipality or planning area to which the plan of subdivision would apply.
6. A person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the plan of subdivision would apply.
7. A company operating a railway line any part of which is located within 300 metres of any part of the area to which the plan of subdivision would apply.
8. A company operating as a telecommunication infrastructure provider in the area to which the plan of subdivision would apply.

Dated at the City of Owen Sound this 17<sup>th</sup> day of **December, 2020**.

**A note about information you may submit to the Township or the County:** Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Township or County websites, and/or made available to the public upon request.